
Ridgeway, Chellaston, Derby, DE73

Asking Price £250,000 Freehold



- Double Glazed & Gas Central Heated
- Entrance Hall & Fitted Guest Cloakroom
- Dining Kitchen & Utility
- Lounge
- Conservatory
- Three First Floor Bedrooms & Bathroom
- Second Floor with Principle Bedroom & En-Suite Shower Room
- Extensive Driveway to Front
- Low Maintenance Rear Garden
- £1000 Towards Legal Fees





Summary

A spacious, well-proportioned, four bedroom, extended, semi-detached residence occupying a popular location in Chellaston.

This is a much improved, four bedroom, semi-detached residence occupying a popular residential location in Chellaston. The property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, utility, spacious lounge to front, dining kitchen and conservatory. The first floor accommodation leads to three bedrooms and a well-appointed bathroom. The second floor is a converted attic space forming a principle bedroom and en-suite shower room.

F&C

The Location

The property's location in popular Chellaston gives easy access to an excellent range of amenities on the main road including supermarket, shops, restaurants, pubs, a regular bus service and good schooling including Chellaston Academy. The property also gives easy access to A50 and East Midlands airport.

Accommodation

Ground Floor

Entrance Hall

6'4" x 6'1" (1.95 x 1.86)

An entrance door provides access to hallway with staircase to first floor and useful storage cupboard.

Lounge

15'5" x 10'11" (4.70 x 3.34)

Featuring a fireplace with space for an electric fire, central heating radiator and double glazed cant bay window to front with window seat.



Dining Kitchen

16'7" x 9'9" (5.07 x 2.99)

Comprising a range of roll edged preparation surfaces with tiled surrounds, inset stainless steel sink unit with mixer tap, space for range cooker with extractor hood over, base units with cupboard and drawer fronts, complementary wall mounted cupboards, integrated dishwasher, appliance spaces, double glazed window to side and double glazed French doors to conservatory/play room.



Conservatory/Play Room

10'2" x 7'9" (3.12 x 2.38)

With double glazed windows and matching French doors to garden.

Utility

14'11" x 7'9" (4.55 x 2.38)

Having a range of worktops with tiled surrounds, stainless steel sink unit, further appliance spaces, fitted base cupboards, complementary wall mounted cupboards and double glazed French door to garden.



Fitted Guest Cloakroom

4'6" x 2'5" (1.39 x 0.76)

Appointed with a low flush WC and wash handbasin.

First Floor Landing

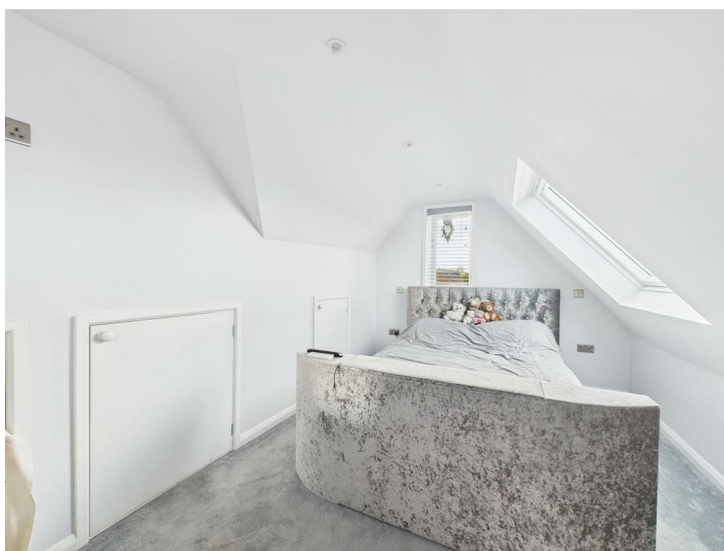
8'5" x 6'7" (2.58 x 2.01)

Having storage space and staircase to second floor.

Bedroom One

20'0" x 9'2" (6.10 x 2.81)

With central heating radiator, storage space to eaves, recessed ceiling spotlighting, double glazed window to front and two double glazed Velux windows to side offering impressive, far-reaching views.



En-Suite Shower Room

9'4" x 7'2" (2.85 x 2.19)

A white suite comprising low flush WC, vanity unit with wash handbasin, cupboard with shelving, shower cubicle, central heating radiator, recessed ceiling spotlighting and double glazed window to side.



Bedroom Two

10'8" x 9'8" (3.26 x 2.96)

Having a central heating radiator and two double glazed windows to front.



Bedroom Three

9'10" x 9'10" (3.01 x 3.01)

With central heating radiator and double glazed window to rear.



Bedroom Four

10'11" x 6'8" (3.34 x 2.04)

With central heating radiator and double glazed window to front.



Bathroom

6'11" x 6'3" (2.12 x 1.92)

Tiled with a white suite comprising low flush WC, pedestal wash handbasin and panelled bath with Triton shower.



Outside

To the rear of the property is a low maintenance, paved garden with decked seating area and timber fencing. To the front of the property is an extensive block paved driveway providing ample off-road parking.

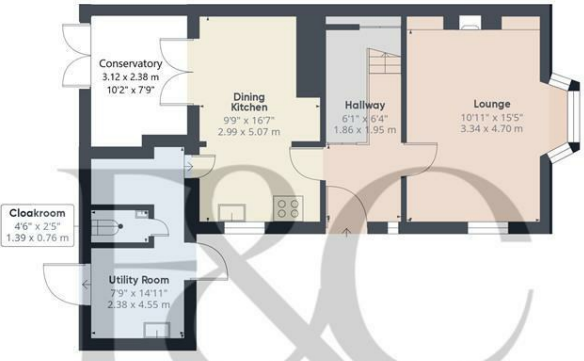


Council Tax Band A

**** £1000 Incentive ****

The vendor is offering £1000 towards the buyers legal fees which will be paid upon completion.

For further information please contact us on 01283 241500.



Floor 0



Floor 1



Floor 2

Approximate total area[®]
1204.27 ft²
111.88 m²

Reduced headroom
69.2 ft²
6.43 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Council Tax Band: A
Tenure: Freehold

